

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-35754 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW 19 PARKING SPACES WHERE 26 PARKING SPACES ARE REQUIRED FOR A PROPOSED GOVERNMENT FACILITY (FIRE STATION) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 11/04/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard
7. Submitted after Final Agenda – Protest/Support Postcards

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

VICKI QUINN, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-KEEN ELLSWORTH, GLENN TROWBRIDGE)

Minutes:

VICE CHAIR TRUESDELL declared the Public Hearing open for Items 17 and 18.

STEVE SWANTON, Planning and Development, stated the request is for a proposed fire station. Staff can support the Variance as the fire station is unlike a traditional government facility in that it will provide both work and living space for a specific number of employees with minimal public access. The facility is expected to house no more than 12 firefighters at any time and the

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parking provided is adequate. The use of the site for a fire station is appropriate and will be compatible with the surrounded uses. Staff can support the requested Waiver as additional landscaping is provided in the buffer areas. Staff recommended approval of both items. If the Variance is denied, the associated Site Development Plan Review cannot be approved and a new site plan would be required prior to development of the site.

SAM TOLMAN, City of Las Vegas, Architectural Manager, agreed with all conditions.

VICE CHAIR TRUESDELL asked for an explanation of the landscaping location. MARGO WHEELER, Director of Planning and Development, replied with regard to the arterial on Bonanza Road, the Code requires trees at the back of curb immediately and then the detached sidewalk.

VICE CHAIR TRUESDELL declared the Public Hearing closed for Items 17 and 18.

